

Muswell Hill, London N10

121 Muswell Hill Road

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is situated on Muswell Hill Road at the junction with Muswell Hill Broadway. The unit benefits from a very prominent location with excellent visibility and a substantial level of footfall.

Located adjacent to **Redemption Roasters**, nearby occupiers include **Sainsbury's**, **Giggling Squid**, **Planet Organic** and **Everyman Cinema**.

Demise

The subject property is arranged over ground floor only, comprising the following approximate Net Internal Area:

Ground Floor	825 sq ft	77 sq m
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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£60,000 per annum exclusive.

Rates

Rateable Value	£18,500
Rates Payable	£9,231.50 p.a.

Interested parties are advised to make their own enquiries to Haringey Council on 020 8489 1000

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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